



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: December 11, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Whispering Trails Addition

PROJECT TYPE: Mixed Use

Owner: Shaz Development Group, Inc.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low residential development surrounds the proposed site to the southeast and northwest with open space to the south-west and northeast.

ALLOWABLE ACCESS:

The site proposes three access points located along 48th Avenue NW, and Indian Hills Road. The locations of the access points Driveway #1, #2, and #3 do not meet the minimum driveway spacing requirement in the Engineering Design Criteria and will require variance requests. Drive #3 is going to be a Public Collector Street roadway classification.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

Indian Hills Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

48th Avenue NW: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	7,489	3,744	3,745
A.M. Peak Hour	211	106	105
P.M. Peak Hour	678	338	340

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒ NO ☐

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in August, 2023 (revised Memorandum #2 December 2023), documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the 48th Avenue NW and the Indian Hills Road corridors. The development will feature three access points—two located along 48th Avenue NW corridor and one along Indian Hills Road. The proposed connections to the public roadways will afford full access.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$194.66 per PM peak hour trip for a series of future traffic signals on 36th Avenue NW intersecting Indian Hills Road (440 PM Trips), 48th Avenue NW with Indian Hills Road (193 PM Trips), 36th Avenue NW intersecting Franklin Road (68 PM Trips), and 48th Avenue NW with Franklin Road (68 PM Trips). In total, \$149,693.54 in traffic impact fees for these four intersections on Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.

RECOMMENDATION: APPROVAL ☒

DENIAL ☐

N/A ☐

STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed development is expected to generate approximately 7,489 trips per day, 211 AM peak hour trips, and 678 PM peak hour trips. Future traffic capacities on 48th Avenue NW and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$149,693.54 in traffic impact fees will need to be collected with the filing of the Final Plat for future traffic signals on Indian Hills Road and Franklin Road intersecting 48th Avenue NW and 36th Avenue NW.